PROPERTY DETAILS







Kaoba 3 Bedroom Beachfront Condo

Beachfront, Tankah Bay, Tulum

$999,000 USD

Bedrooms	Bathrooms	Interior	HOA
3	3.5	197 m² / 2,122 ft²	$864 USD/Month

AT A GLANCE

Highlights

24 Hour Security · Beach Club Access · Common Rooftop Terrace · Concierge · Elevator · Gym · Pools

THE DETAILS

The property

Set along the quiet coastline of Tankah Bay, this three-bedroom residence at Kaoba Ecoluxury Beachfront Condos offers direct access to the Caribbean Sea within a limited collection of just 11 homes. Located a short drive from Tulum, the property combines beachfront living with a more private and residential atmosphere that is increasingly difficult to find in newer developments.

Positioned on the second floor, the residence is designed to capture natural light and coastal views while maintaining a comfortable interior environment. The layout is open and practical, with the kitchen, dining, and living areas arranged to create a continuous flow toward the outdoor terrace. Floor-to-ceiling sliding doors open fully, extending the living space outward and reinforcing the connection to the surrounding landscape.

The home offers a three-bedroom, three-and-a-half-bathroom configuration, providing flexibility for both personal use and hosting. Each bedroom is well separated from the main living space, allowing for privacy, while the central area remains open and functional for daily living. A guest powder room adds convenience, and a dedicated laundry area supports longer stays or full-time occupancy.

The private terrace includes a Chukum plunge pool, a feature that enhances the usability of the outdoor space while offering a direct visual connection to the Caribbean. The residence is delivered fully furnished, with a design approach that incorporates natural textures, hardwood elements, and clean finishes that reflect the coastal setting without feeling overly decorative.

Beyond its residential appeal, the property has demonstrated strong performance as a short-term rental. Its beachfront position, combined with the scale of the development and proximity to Tulum, continues to attract consistent demand from travelers seeking a quieter alternative to the main hotel zone. This makes it a practical option for buyers considering both personal use and income generation.

Kaoba is designed with a focus on simplicity and connection to nature. Residents have direct access to a quieter stretch of beach, along with shared amenities that support both relaxation and everyday living. These include a beachfront pool, rooftop pool with elevated views, lounge areas, outdoor cooking spaces, and wellness-oriented features such as a yoga terrace and landscaped garden areas.

The building also offers elevator access, controlled entry, 24-hour security, and concierge services, ensuring a well-managed and secure environment.

Tankah Bay is known for its clear water, reef-protected shoreline, and lower-density surroundings. The location offers a balance between privacy and accessibility, with Tulum’s restaurants, retail, and cultural attractions within easy reach.

This residence is well-suited for buyers looking for a beachfront property that combines strong usability, proven rental performance, and a more private coastal setting.

FAQ

Is this property located directly on the beach?
Yes. The residence is part of a true beachfront development in Tankah Bay, with direct access to the sand and unobstructed views of the Caribbean Sea.

What makes this unit attractive as a rental investment?
The property is already operating as a successful short-term rental. Its beachfront location, limited number of units in the building, and proximity to Tulum contribute to consistent guest demand.

Is the condo delivered furnished and ready to use?
Yes. The residence is fully furnished and equipped, allowing for immediate occupancy or rental without the need for additional setup.

How does Tankah Bay compare to central Tulum beachfront areas?
Tankah Bay offers a quieter and more residential environment with lower density and calmer surroundings, while still being a short drive from Tulum’s main dining and lifestyle areas.

IN PICTURES

A closer look













IN PICTURES

A closer look













IN PICTURES

A closer look









This brochure includes 21 of the property's 59 photos. Ask your agent for the complete photo collection.